

Before the Board of Zoning Adjustment, D. C.

Application No. 11830 of the First Baptist Church, pursuant to Section 8207.2 of the regulations for a special exception to permit a commercial automobile parking lot in the SP zone as provided by Section 4101.41, at the premises 1309 - 17th Street, N. W., Lot 30, Square 181.

HEARING DATE: January 15, 1975

DECISION DATE: January 15, 1975

FINDINGS OF FACT:

1. The proposed parking lot, if granted, would be operated by Parking Management, Incorporated.
2. The subject property is now unimproved.
3. The applicant church intends to construct a church related building as soon as funds are available to them.
4. The applicant has parking lot licenses for two lots adjacent to the subject property which expires February 14, 1977.
5. The applicant proposes the use in question as an interim use of the subject property.
6. Opposition at public hearing was raised on grounds that the subject property should be used for residential use rather than a parking lot use.

CONCLUSION OF LAW AND OPINION:

Based upon the above findings, and the record, the Board concludes that the applicant has complied with Section 4101.41 of the Zoning Regulations, and that this application, if granted, would not adversely affect nearby and adjoining property. Evidence of record indicates that the proposed use is an interim use of the subject property which is now unimproved, until the applicant has available funds to construct a church related structure. Therefore, the Board is of the opinion that future character and development of this neighborhood will be affected by the proposed parking lot use.

ORDERED: That the above application be **CONDITIONALLY GRANTED FOR A PERIOD OF TWO YEARS.**

This Order shall be subject to the following conditions:

a. Permit shall issue for a period of five (5) years but shall be subject to renewal in the discretion of the Board upon the filing of a new appeal in the manner prescribed by the Zoning Regulations.

b. All areas devoted to driveways, access lanes, and parking areas shall be maintained with a paving of material forming an all-weather impervious surface.

c. An eight (8) inch coping shall be erected and maintained along each side of all driveways to protect the public space.

d. Bumper stops shall be erected and maintained for the protection of all adjoining buildings.

e. No vehicle or any part thereof shall be permitted to project over any lot or building line or on or over the public space.

f. All parts of the lot shall be kept free of refuse or debris and shall be paved or landscaped. Landscaping shall be maintained in a healthy growing condition and in a neat and orderly appearance.

g. No other use shall be conducted from or upon the premises and no structure other than an attendant's shelter shall be erected or used upon the premises unless such use or structure is otherwise permitted in the zoning district in which the parking lot is located.

h. Any lighting used to illuminate the parking lot or its accessory building shall be so arranged that all direct rays of such lighting are confined to the surface of the parking lot.

The Board reserves the right to direct revocation of the occupancy permit upon a proper showing that any terms or conditions of this Order have been violated.

BY ORDER OF THE D. C. BOARD OF ZONING ADJUSTMENT

ATTESTED BY:



JAMES E. MILLER,
Secretary to the Board

FINAL DATE OF ORDER: JAN 29 1975

THAT THE ORDER OF THE BOARD IS VALID FOR A PERIOD OF SIX MONTHS ONLY UNLESS APPLICATION FOR A BUILDING AND/OR OCCUPANCY PERMIT IS FILED WITH THE DEPARTMENT OF ECONOMIC DEVELOPMENT WITHIN A PERIOD OF SIX MONTHS AFTER THE EFFECTIVE DATE OF THIS ORDER.